



BOARD OF DIRECTORS
OPEN SESSION
MINUTES
August 19, 2023
10:00 am, Saturday
IN PERSON
2727 Turkey Cove Road
Bradley, CA 93426

1. The meeting was called to order at 10:15 am.

2. Rod Olguin, Steve Hctor, Matt Gourley and Mark Foley were in attendance in person. Mike Garner was in attendance via Zoom and Trey Robertson and Jim DiMauro were not in attendance.

3. SUMMARY OF EXECUTIVE SESSION

Rod Olguin gave a summary of what was discussed in Executive Session, which was citation hearings and 2 appealed citations. Reviewed Vacation Rental Rules, Pickleball Rules, the Corner Store, honoree naming and GM evaluation.

4. MEETING MINUTES APPROVAL

Steve Hctor motioned for approval of the July 15, 2023 Open Session Minutes: Matt Gourley seconded. The Minutes were approved by a vote of 5/0.

5. ACKNOWLEDGMENT OF RECEIPT OF FINANCIALS

The Board acknowledge receipt of the monthly financials.

6. STAFF REPORTS

a. MAINTENANCE REPORT

Chris Marcott gave a detailed Maintenance matters report

b. CODE ENFORCEMENT & GATE REPORT

Aaron Barnett gave a detailed Code Enforcement and Gate Report

c. MANAGEMENT REPORT

Stephanie Dayton gave a detailed report and update of upcoming scheduled Erosion Control and Front Gate repairs.

7. NEW BUSINESS

a. FRONT GATE AND CLUBHOUSE GENERATOR BID APPROVAL

Rod Olguin gave a summary on New Generators and Steve Hctor Motioned for 2 generator to be installed by All Tech. One generator to be installed at the Front Gate area not to exceed \$14,314.00 and the 2nd generator to be installed at Office and Clubhouse area not to exceed \$16,582.00. Matt Gourley seconded. The motion passed by a vote of 5/0.

b. APPROVAL OF CONTRACT FOR SLO CIVIL DESIGN, LLC

Steve Hoctor motioned to Approved with an understanding Phase 1 will not exceed \$15,000 and Matt Gourley seconded. The motioned passed by a vote of 5/0.

c. CLUBHOUSE OUTDOOR CURTAIN REPLACEMENT

Steve Hoctor motioned to approve the Clubhouse outdoor patio curtains be replaced by Shoreline Awning for \$17,753.00 and Matt Gourley seconded. The motion was approved by a vote of 5/0. Shoreline Awnings and S & J Upholstery have put in bids for the replacement of these curtains.

d. DRONE POLICY DISCUSSION

Matt Gourley motioned to approve a draft policy for use of drones in and around Oak Shores Community and Steve Hoctor seconded. The motion was passed by a 4/1 vote. Michael Garner opposed the motion.

e. ZOOM TECHNOLOGY EQUIPMENT PURCHASE

The Board tabled this item.

8. OLD BUSINESS

a. OAK SHORES FIRE & MEDICAL BRIGADE BOARD UPDATE

Steve Hoctor gave a brief summary.

b. HONORARY NAMING POLICY

Steve Hoctor motioned to amend policy per Executive meeting 4x6 inch plaques and Matt Gourley seconded. The motion was passed by a 5/0 vote.

c. MASTER PLANNING AD HOC COMMITTEE UPDATE

Rod Olguin gave a detailed report.

9. ADJOURNMENT

The meeting adjourned at 12:25 pm.